

FORM ROW-4

THIS INSTRUMENT PREPARED BY:
CHARLES R. RYAN
RUST ENVIRONMENT & INFRASTRUCTURE
3535 GRANDVIEW PARKWAY, SUITE 325
BIRMINGHAM, ALABAMA 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

TRACT NO. 21-A Rev.

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of Fifty-three Thousand and 00/100 dollars, cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, we (I) the undersigned grantor(s), Hope Chi Mills and Pei-Cheng Chi have (has) this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the State of Alabama the following described property, lying and being in SHELBY County, and being more particularly described as follows:

And as shown on the right of way map of Project No. STPAA-458(1) of record in the Alabama Department of Transportation, a copy of which is also deposited in the Office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the property plat attached hereto and made a part hereof:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 11, Township 21 South, Range 3 West, identified as Tract No. 21-A, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the southwest corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence east along the south line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 134 feet, more or less, to the present southeast right of way line of Alabama Highway 119; thence northeasterly along said right of way line a distance of 290 feet, more or less, to the southwest property line and the point of beginning of the property herein to be conveyed; thence continue northeasterly along said southeast right of way line a distance of 150 feet, more or less, to the northeast property line; thence southeasterly along said property line a distance of 69 feet, more or less, to a point that is 90 feet southeasterly of and at right angles to the centerline of said Project No. STPAA-458(1); thence southwesterly, parallel with said centerline a distance of 147 feet, more or less, to the southwest property line; thence northwesterly along said property line a distance of 70 feet, more or less, to the point of beginning. Containing 0.234 acre, more or less.

TO HAVE AND TO HOLD, unto the State of Alabama,
its successors and assigns in fee simple forever.

Inst # 2001-11295

03/27/2001-11295
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 C31 21.00


AND FOR THE CONSIDERATION, AFORESAID, we (I) do for ourselves (myself), for our (my) heirs, executors, administrators, successors, and assigns covenant to and with the State of Alabama that we (I) are (am) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that we (I) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for ad valorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that we (I) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN further covenant(s) and agree that the purchase price above-stated is in full compensation to them (him-her) for this conveyance, and hereby release the State of Alabama and all of its employees and officers from any and all damages to their (his-her) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance, or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, we (I) have hereunto set our (my) hand(s) and seal this the 13 day of April, 2000:



HOPE CHI MILLS L.S.



PEI-CHENG CHI L.S.

ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Ayn Traylor-Sadberry, a Notary Public, in
and for said County and State, hereby certify that HOPE CHI
MILLS AND PEI-CHENG CHI, whose name(s)
is/are signed to the foregoing conveyance, and who
is/are known to me, acknowledged before me on this day
that, being informed of the contents of this
conveyance, they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal
this 13 day of August, 192000

Ayn Traylor-Sadberry NOTARY PUBLIC
Ayn Traylor-Sadberry

MY COMMISSION EXPIRES: 9/02/01

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF _____)

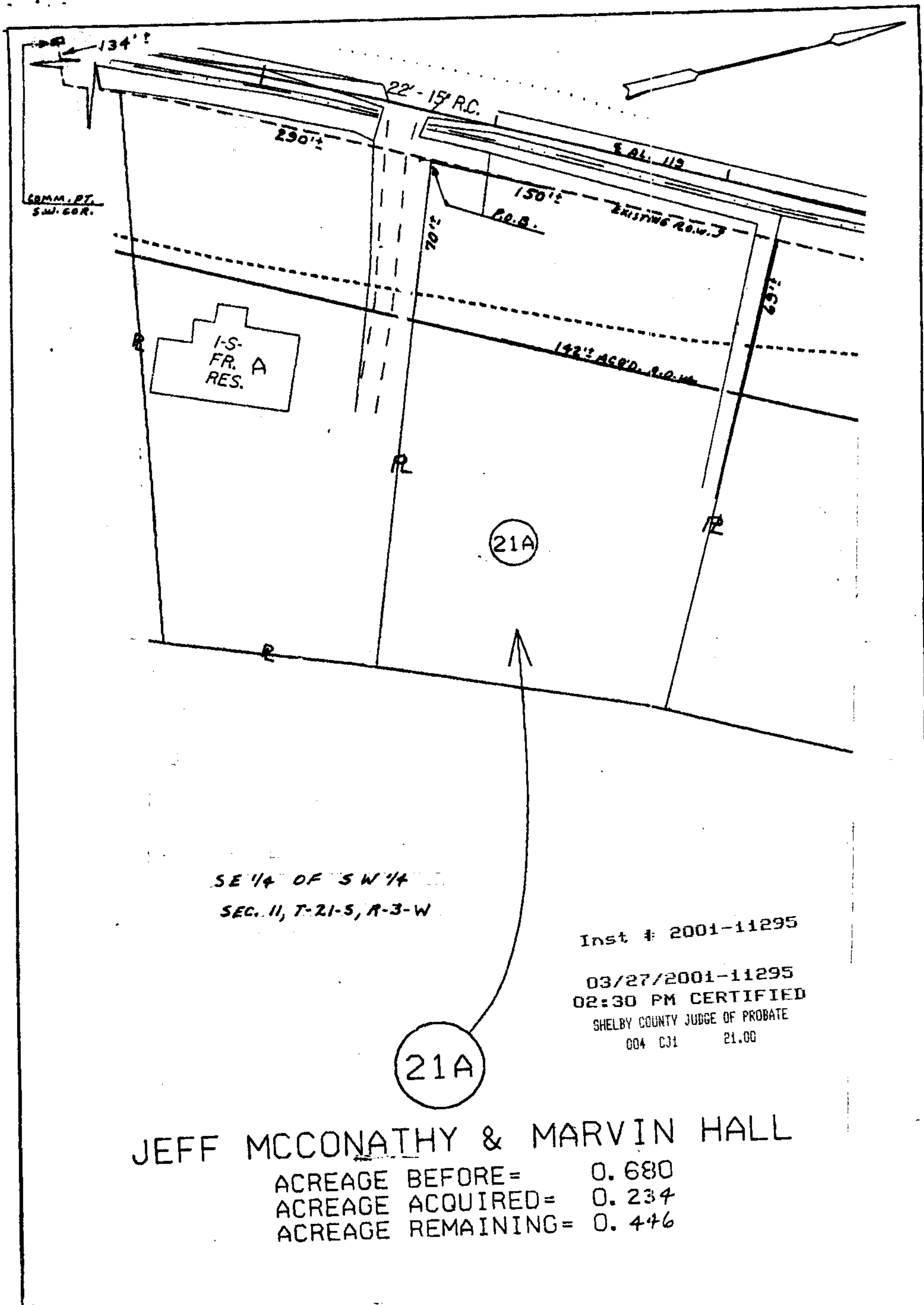
COUNTY OF _____)

I, _____, a Notary Public, in
and for said County and State, hereby certify that _____
_____ whose
name(s) as _____ of the Company, a
corporation, is/are signed to the foregoing conveyance,
and who is/are known to me, acknowledged before me on
this day that, being informed of the contents of this
conveyance, _____ as such officer and with full
authority, executed the same voluntarily, for and as
the act of said corporation on the day the same bears
date.

Given under my hand and official seal this
_____ day of _____, 19____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



TRACT NUMBER <u>21A</u>	ALABAMA DEPARTMENT OF TRANSPORTATION
OWNER: <u>JEFF MCCONATHY AND</u>	PROJECT NO. STPAA-458(1)
<u>MARVIN HALL</u>	SHELBY COUNTY
TOTAL ACREAGE: <u>0.680</u>	SCALE: 1" = <u>50'</u>
R/W REQUIRED: <u>0.234</u>	DATE: <u>12-12-97</u>
REMAINDER: <u>0.446</u>	REVISED: <u>7-30-98</u>